

BK 0346 PG 0314

STATE MS.-DE SOTO CO.  
FILED

JAN 20 3 45 PM '99

JOE W. REED,

GRANTOR

TO

WARRANTY DEED

BK 346 PG 314  
W.E. DAVIS CH. CLK.

RONNIE L. WALLACE, SR.,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, JOE W. REED, do hereby sell, convey and warrant unto RONNIE L WALLACE, SR., the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of the Northwest Quarter of Section 2, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a point commonly accepted as the Northwest Corner of said Quarter Section, said point being the Northeast Corner of Lot 18 of Country Home Estates, Second Addition; thence run South 00 degrees 15 minutes 38 seconds East a distance of 155.97 feet along the East line of said subdivision to a point; thence run South 00 degrees 11 minutes 50 seconds East a distance of 295.27 feet along said subdivision East line to the Northwest Corner of Lot 14 of Country Home Estates, First Addition; thence run South 00 degrees 18 minutes 59 seconds East a distance of 124.69 feet along the West line of said Lot 14 to the Southwest Corner of said Lot 14 and the Point of Beginning; thence run South 52 degrees 12 minutes 38 seconds East a distance of 362.58 feet along the South line of said Lot 14 to a point on the West right-of-way line of Reed Road; thence run the following calls along said West right-of-way line to its intersection with the North right-of-way line of Wanda Faye Drive; Curve left: R=50.0 feet, D=85 degrees 19 minutes 22 seconds, A=74.46 feet, Curve right: R=25.0 feet, D=47 degrees 35 minutes 53 seconds, A=20.77 feet, South 00 degrees 22 minutes 18 seconds East 38.96 feet Curve right: R=25.0 feet, D=89 degrees 19 minutes 05 seconds, A=38.97 feet, thence run South 89 degrees 41 minutes 13 seconds West a distance of 274.74 feet along said North

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right-of-way line to the Southeast Corner of Lot 15 of said Country Home Estates, Second Addition; thence run North 00 degrees 18 minutes 59 seconds West a distance of 377.14 feet along the East line of said Section 15 on the South and Lot 16 on the North to the Point of Beginning and containing 1.74 acres, more or less. Bearings are based on true North.

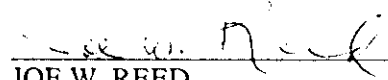
LESS AND EXCEPT: A 10-foot wide utility easement adjoining and lying North of and West of the South and East lines of the above described 1.74 acre lot, said easement adjoins the North right-of-way line of Wanda Faye Drive and the West right-of-way line of Reed Road.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to rights of way and easements for public roads and public utilities.

Possession is to be given upon delivery of the deed.

Taxes for the year 1998 are to be paid by the Grantor and taxes for the year 1999 are to be paid by the Grantee.

WITNESS my signature this the 12<sup>th</sup> day of January, 1999.

  
JOE W. REED

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JOE W. REED who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed..

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the

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12<sup>th</sup> day of January, 1999.

Euse B. Amos  
Notary Public

My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
CO. DEPT. OF JUSTICE ALL NOTARY SERVICE

Address of Grantor: P.O. Box 250, Hernando, MS 38632  
Residence Phone: 601-449-0361  
Business Phone: None

Address of Grantee: 2025 Wanda Faye Dr., Hernando, MS 38632  
Residence Phone: 601-429-8470  
Business Phone: 901-484-0690

Prepared by: JAMES W. AMOS, ATTORNEY AT LAW, MSB #1559  
2430 CAFFEY ST., HERNANDO, MS 38632  
PHONE: 601-429-7873